| 173.0 | 0006 | 0002.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 855,600 / 855,600 |
| | | | | | USE VALUE: | 855,600 / 855,600 |
| | | | | | ASSESSED: | 855,600 / 855,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 40 | | TANAGER ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ZHAO JIANHONG & |
| Owner 2: | CHEN HUAWEI |
| Owner 3: | |
| Street 1: | 104 EAST ST |
| Street 2: | |
| Twn/City: | CARLISLE |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 01741 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | MANGIARATTI JOHN S - |
| Owner 2: | MANGIARATTI CATHERINE A - |
| Street 1: | 40 TANAGER STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Aluminum Exterior and 2300 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4995.000 | 456,100 | 600 | 398,900 | 855,600 |
| Total Card | 0.115 | 456,100 | 600 | 398,900 | 855,600 |
| Total Parcel | 0.115 | 456,100 | 600 | 398,900 | 855,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.00 /Parcel: 372.00

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 115529

**GIS Ref**

**GIS Ref**

**Insp Date** 06/21/18

!13474!

## PREVIOUS ASSESSMENT

Parcel ID 173.0-0006-0002.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 456,100 | 600 | 4,995. | 398,900 | 855,600 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 435,100 | 600 | 4,995. | 398,900 | 834,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 435,100 | 600 | 4,995. | 398,900 | 834,600 | 834,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 337,500 | 600 | 4,995. | 398,900 | 737,000 | 737,000 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 337,500 | 0 | 4,995. | 353,300 | 690,800 | 690,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 316,200 | 0 | 4,995. | 296,300 | 612,500 | 612,500 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 316,200 | 0 | 4,995. | 296,300 | 612,500 | 612,500 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 281,100 | 0 | 4,995. | 256,400 | 537,500 | 537,500 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 17:09:13 |

**LAST REV**

| Date | Time |
|---|---|
| 07/10/18 | 09:43:45 |
| apro | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13474

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| MANGIARATTI JOH | 58933-424 | | 4/20/2012 | | 535,000 | No | No | | |
| DELUCIA MICHAEL | 52873-241 | | 5/28/2009 | | 520,000 | No | No | | |
| SPINALE DOMINIC | 31207-141 | | 3/13/2000 | | 380,000 | No | No | | |
| | 8508-467 | | 1/1/1901 | | | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/24/2015 | 1418 | Porch | 16,250 | | 9/24/2015 | | | Demo existing rear |
| 10/29/2009 | 1068 | New Wind | 3,000 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/21/2018 | MEAS&NOTICE | BS | Barbara S |
| 11/7/2008 | Meas/Inspect | 189 | PATRIOT |
| 6/15/2000 | MLS | HC | Helen Chinal |
| 2/9/2000 | Inspected | 276 | PATRIOT |
| 1/6/2000 | Mailer Sent | | |
| 1/4/2000 | Measured | 263 | PATRIOT |
| 2/9/1999 | | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 115529 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4995 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 8 | | | | | | | | | 398,895 | | | | | | 398,900 | |

| Total AC/HA: | 0.11467 | Total SF/SM: | 4995 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 398,895 | Spl Credit | | Total: | 398,900 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | TAN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1914 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.10652173 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 199.154 |
| Other Features: | 101500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 661078 |
| Depreciation: | 204934 |
| Depreciated Total: | 456144 |

## COMMENTS

BSMT SINK PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 11 | BRs: | 5 | Baths: | 2 | HB | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

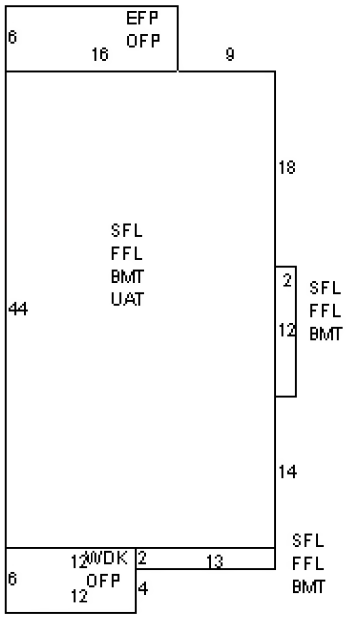
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 2 | |
| 1 | 6 | 3 | |
| Totals | | | |
| 2 | 11 | 5 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 199.15 |
| Special Features: | 0 | Val/Su Net: | 112.31 |
| Final Total: | 456100 | Val/Su SzAd | 198.30 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,150 | 59.750 | 68,708 |
| FFL | First Floor | 1,150 | 199.150 | 229,027 |
| SFL | Second Floor | 1,150 | 199.150 | 229,027 |
| UAT | Upper Attic | 275 | 79.660 | 21,907 |
| OFP | Open Porch | 168 | 26.320 | 4,422 |
| EFP | Enclos Porch | 96 | 55.580 | 5,336 |
| WDK | Deck | 72 | 16.000 | 1,152 |
| | Net Sketched Area: | 4,061 | Total: | 559,579 |
| Size Ad | 2300 | Gross Area | 4886 | FinArea 2300 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| | | | | | |

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

173.0-0006-0002.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 8X15 | A | AV | 2006 | 5.38 | T | 10.4 | 104 | | | 600 | | | 600 |

| More: | N | Total Yard Items: | 600 | Total Special Featues: | | Total: | 600 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc